



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION MEETING
August 27, 2020
11:00 am**

Due to the COVID-19 pandemic, Governor Holcomb, ordered shelter-in-place orders beginning Tuesday, March 24. All government offices were closed to in-person public activity until further notice. All non-essential City employees are working remotely whenever possible and are continuing to provide core functions online and by phone. All necessary meetings are being conducted observing safe practices, including conference calls and online streaming (<https://www.youtube.com/user/CityofLafayetteIN/live>).

Attendance via online GoToMeeting

Commissioners: Shelly Henriott, Jos Holman, Don Teder, Jim Terry
Absent: T.J. Thieme

Ex-Officio Members: Josh Loggins
Absent: Dave Moulton

Staff: Dennis Carson, Economic Development Director; John Collier, Assistant Economic Development Director; Jacque Chosnek, Deputy City Attorney; Cindy Murray, City Clerk; Jeromy Grenard, City Engineer; Dave Griffie, Engineering; Jeremy Diehl, Deputy City Controller; Patty Payne, Communications & Marketing; David Huhnke, Communications & Marketing Directory; Tony Roswarski, Mayor

Guests: Deb Kunce, Core Planning Strategies; Jon Munn, TBIRD Design Services; Jeff Rider, Triple R LLC; Brenda Pusey, Triple R LLC; Michael Hammond, Patriot Engineering; Brad Gentry, IWM Consulting Group

Welcome and Call to Order

Jos Holman welcomed everyone to the Redevelopment Commission meeting, noted that a quorum was present and opened the meeting of the Lafayette Redevelopment Commission at 11:02 a.m. In accordance with Governor Holcomb's requirements for online public meetings during the COVID-19 situation, all motions will be passed by roll call vote.

Approval of the Minutes

Shelly Henriott moved to approve the July 23, 2020 minutes. Jim Terry seconded and the motion passed unanimously by roll call vote.

New Business

Resolution LRC #2020-11: A Resolution Ratifying and Approving the Sale and Development Agreement for the S. 8th Street Redevelopment Project –Triple R LLC (Jeff Rider) submitted a proposal for a \$12M development that meets the standards and expectations the City has set over the years. The proposal is a mix of uses that include office/commercial, attached and detached housing both rental and owner occupied with the market aimed at empty-nesters and professionals who wish to live in the downtown area. Some of the site designs will be historic in style and others primarily contemporary but all compatible with the neighborhood and its historic vernacular. The site plan uses the traditional grid style layout of the existing street pattern with rear access for cars and trash pickup. Jeff and his partners have a proven track record and reputation in both new construction and historic renovation/restoration. Jeff owns properties on the west side of S 8th St. including the property at the corner of S 8th and South Streets. He restored these properties to their original historic character as mid- to high-end rentals which have been very successful. He has also restored other properties in the near downtown and Centennial Neighborhood among others. The Mayor spoke in

support of the proposal, saying that it is a good use of Railroad Relocation property and that the City has done storm water and other utility and enhancement projects in this area to make the area desirable for development. The partnership with Jeff, where the City conveys the property for the sum of \$1,000 with certain stipulations as outlined in the Sales and Development Agreement and this resolution, chief among those rezoning the area as a Planned Development (PD), will give the City continuing input as the project develops. The goal is to break ground with the first structure by August 2021. Don Teder moved to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

TBIRD Design Services/Milestone Contractors - Change Order #3-Streetscape Phase VI-Undercut on 3rd Street – Jon Munn of TBIRD Design Services presented this Change Order that consists of the following: Signal poles to be painted in place rather than removed (no change in price) and additional excavation and stone backfill on S. 3rd Street for proper compaction as determined by testing conducted by Patriot Engineering. This will necessitate an additional cost of \$9,180.00, bringing the total contract with Milestone Contractors to \$1,262,470.40. Jim Terry moved to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

IWM Consulting Group - Limited Phase II Environmental Site Assessment (ESA) – IWM Consulting Group representative, Brad Gentry, explained the need for the assessment of properties located at 625-639 Columbia and 10 N 7th Street which will include testing and exploration to determine the presence of underground storage tanks (UST), asbestos, lead based paint and other potential contaminants and provide a plan for remediation, if warranted. The cost of services is not to exceed \$15,245. Jim Terry moved to approve. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

Patriot Engineering - Proposal for Geotechnical Engineering Investigation-Municipal Building – This contract, presented by Michael Hammond of Patriot Engineering, is part of the City's due diligence for site investigation for the Police Station/Parking Garage project. This geotechnical engineering investigation will provide soil and groundwater conditions prior to construction. Cost of service is not to exceed \$34,650. Shelly Henriott moved to approve. Jim Terry seconded and the motion passed unanimously by roll call vote.

Director's Report

All projects continue moving forward, including the two streetscape projects.

The Fresh Air Eats initiative was introduced. It involves closing portions of downtown streets on the weekends through October 4, to provide the restaurants space for outside dining and to serve more customers during the COVID-19 situation. All City departments are coming together to help where needed.

Claims

Jim Terry moved to approve the August 2020 claims in the amount of One million, seven hundred forty-four thousand, three hundred sixty-six dollars and eighteen cents (\$1,744,366.18). Don Teder seconded and the motion passed unanimously by roll call vote.

Public Comment

Jos Holman asked for any comments from the public. There were no comments received from the public on the web-ed@lafayette.in.gov email account prior to the meeting.

Adjournment

Shelly Henriott moved to adjourn the meeting. Don Teder seconded and the meeting of the Lafayette Redevelopment Commission was adjourned at 11:37am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,

T.J. Thieme, Secretary
Lafayette Redevelopment Commission